

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – December 9, 2009
Fresno City Hall, Room 2165A - 2nd Floor
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by Chair Cox at 5:03 p.m.

Commissioners

Present:	Rogenia Cox, CHAIR Armando Rodriguez, VICE-CHAIR Louise Bauer Davoli, Commissioner Jas Singh, Commissioner Sandy Cha, Commissioner	Absent:	Izzy Einsidler, Commissioner Jeffrey Harrington, Commissioner
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Staff

Present:	Claudia Cázares, Manager Housing and Community Development Erica Castaneda, Acting Recording Secretary	Absent:	Keith Bergthold, Assistant Director Planning and Development Department
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B. COMMUNICATIONS

None

C. APPROVAL OF MINUTES

Minutes of October 14, 2009 and November 3, 2009 were approved as presented.

D. GENERAL ADMINISTRATION

1. APPROVE RENEWAL OF CONSULTANT SERVICES AGREEMENT WITH DAVID ROSEN AND ASSOCIATES TO COMPLETE HOUSING TRUST FUND SCOPE OF SERVICES FOR THE CITY'S AFFORDABLE HOUSING SPECIAL REVENUE FUND PROGRAM

Corrina Nunez, Housing & Community Development Division provided the report to Commissioners. Staff recommends the renewal of the Agreement to extend the completion date to June 30, 2010. Ms. Nunez provided background information on the project. Commissioner Davoli inquired about the funds originally set aside for the services if the renewal is not approved. Ms. Nunez explained that the funds would go back into the trust fund and staff would be responsible for completing the Housing Trust Fund. Commissioner Cha requested that a copy of the completed study and power point be provided to Commissioners. Vice-Chair Rodriguez inquired about the cause for the delay. Ms. Nunez explained that the delay was due to the postponement of the Council meeting and revisions made to the Housing Trust Fund.

Motion: Motion was made to recommend approval of item D1 by Vice Chair Rodriguez

Second: Commissioner Cha seconded the motion.

Ayes: Cox, Rodriguez, Davoli, Singh, Cha

Noes: None

Abstain: None

2. CONSIDER RECOMMENDING TO THE AGENCY BOARD:

1. CONDITIONALLY AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO FAÇADE EASEMENT AGREEMENTS WITH BUSINESS OWNERS WITHIN THE REDEVELOPMENT PROJECT AREAS THAT WOULD ALLOW GRANTS UP TO \$50,000 TO BE DISBURSED TO ASSIST WITH THE STOREFRONT IMPROVEMENT PROGRAM (SIP) EFFORTS.
2. ADOPT A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AUTHORIZING DISCRETION TO THE AGENCY'S EXECUTIVE DIRECTOR TO ENTER INTO AND EXECUTE FAÇADE EASEMENT AGREEMENTS HEREIN.

David Martin, Redevelopment Agency provided the report to Commissioners. Mr. Martin provided a Storefront Improvement Program handout and provided background information on the project. The need for a more significant level of SIP assistance is necessary for renovation projects with a more substantial scope. Business

owners that take advantage of the Façade Easement will receive a grant for \$25,000 per storefront with a maximum RDA contribution of \$50,000. Commissioner Davoli inquired about the easement after the property is sold. Mr. Martin explained that the easement runs with the property for 10 years. Commissioner Cha inquired about the demand for the program. The RDA has averaged two SIP projects per month and have 10 interested business owners. Mr. Martin explained that the program is available in all RDA project areas. Vice Chair Rodriguez inquired about the funding source for the program and how the program is being marketed. Mr. Martin explained that funding for the program has been budgeted for; and marketed through presentations to organizations and through vendors already familiar with the SIP. Commissioner Davoli inquired about the enhanced value of the property. Mr. Martin explained that the program enhances the appearance of the buildings. Chair Cox inquired about the maintenance agreement. Mr. Martin explained that if the building is not maintained the easement will allow the Agency to make the necessary repairs and assign the cost of work to the property as a lien.

Motion: Motion was made to recommend approval of item D2 by Commissioner Davoli

Second: Commissioner Cha seconded the motion.

Ayes: Cox, Rodriguez, Davoli, Singh, Cha

Noes: Rodriguez

Abstain: None

3. APPROVE REQUEST TO TRANSFER TITLE OF FIVE (5) VACANT PARCELS LOCATED ON FLORENCE AVENUE BETWEEN EAST AVENUE AND RAILROAD AVENUE FROM THE CITY TO THE REDEVELOPMENT AGENCY (LOCATED IN DISTRICT 3)

Jeff Krueger, Redevelopment Agency provided the report to Commissioners. Mr. Krueger provided background information on the project. Due to the limited size of the parcels in their pre-existing condition Real Estate Services department was required to offer a primary offer to purchase the necessary right of way and a secondary offer to purchase the entire parcel since it would be rendered unfeasible. Vice-Chair Rodriguez inquired about the location of Jain Corporation. Mr. Krueger explained that they are located on the north side of Florence.

Motion: Motion was made to recommend approval of item D3 by Vice-Chair Rodriguez

Second: Commissioner Singh seconded the motion.

Ayes: Cox, Rodriguez, Davoli, Singh, Cha

Noes: None

Abstain: None

4. CONSIDER RECOMMENDING TO CITY COUNCIL AND THE AGENCY BOARD OF THE CITY OF FRESNO THAT THE AGENCY AUTHORIZE \$178,000 FOR THE INSTALLATION OF PUBLIC IMPROVEMENTS, INCLUDING THE PROPOSED SIDEWALKS, CURBS, AND GUTTERS ON THE SOUTHEAST SIDE OF CHANCE AND BUTLER AVENUES, AND THE NORTHEAST SIDE OF CHANCE AND HAMILTON AVENUES; AND ADOPT A JOINT RESOLUTION MAKING CERTAIN FINDINGS PURSUANT TO SECTION 33445 OF THE COMMUNITY REDEVELOPMENT LAW THAT THE AGENCY MAY PAY FOR THE COST TO CONSTRUCT AND INSTALL THESE PUBLICALLY OWNED IMPROVEMENTS WITHIN THE SOUTHEAST FRESNO REVITALIZATION REDEVELOPMENT PROJECT AREA.

John Quiring, Redevelopment Agency provided the report to Commissioners. Mr. Quiring provided background information on the project. The lack of street improvements along this area promotes hazardous flooding conditions to both vehicular and surrounding neighborhood pedestrian traffic during periods of rain. The project provides the ability to partner with four governmental agencies to improve a highly utilized neighborhood. Once the City crews complete the street improvements the Fair Board plans to landscape and irrigate the parking lot along Chance and Hamilton Avenues. Vice Chair Rodriguez requested clarification regarding the ownership of the property. Mr. Quiring clarified that the property is owned by the County and annexed to the City and leased to the Fairgrounds. A deed of right of way from the County to the City would be needed before the City can do the improvements. Completion of the project is contingent on an agreement between the County and the City. Commissioner Davoli inquired about the Fair Boards commitment to landscape the area along the parking lot. Mr. Quiring informed the Commissioners that it is in the Fair Boards budget to landscape the area. The project is expected to be completed in the Spring 2010.

Motion: Motion was made to recommend approval of item D4 by Commissioner Singh

Second: Vice Chair Rodriguez seconded the motion.

Ayes: Cox, Rodriguez, Davoli, Singh, Cha

Noes: None
Abstain: None

5. RECOMMEND ISSUANCE OF A REQUEST FOR QUALIFICATIONS AND CONCEPTUAL PROPOSALS (RFQ) BY THE AGENCY AND THE CITY OF FRESNO FOR THE DEVELOPMENT, REDEVELOPMENT AND/OR RE-USE OF SEVEN (7) DOWNTOWN PARCELS TOTALING 1.92 ACRES IN THE UPTOWN CULTURAL ARTS DISTRICT IN DOWNTOWN FRESNO FOR THE PURPOSE OF DEVELOPING A LIVELY, MIXED USE ENTERTAINMENT CENTER DEVELOPMENT, MERGED PROJECT AREA #1.

John Raymond, Redevelopment Agency provided the report to Commissioners. Mr. Raymond provided background information on the project. The RFQ seeks a qualified Developer with sound and in-depth understanding of contemporary commercial retail and entertainment center development. Mr. Raymond informed Commissioners of changes to the RFQ; to include the parking lot at 1605 Van Ness and combine Sections 2.3 and 2.4 and list City and Agency contacts. Vice Chair Rodriguez inquired about the RFQ plans. Mr. Raymond explained that the developer will present their qualifications, a conceptual design and business development proposal based on current allowed land uses and the goals of the City and the Agency.

Motion: Motion was made to recommend approval of item D5 by Commissioner Cha

Second: Commissioner Davoli seconded the motion.

Ayes: Cox, Rodriguez, Davoli, Singh, Cha

Noes: None

Abstain: None

Motion was made to amend previous motion, to include recommendation that representatives of the surrounding cultural arts museum board members be included in the Review Committee by Commissioner Cha

Second: Vice Chair Rodriguez seconded the motion.

Ayes: Cox, Rodriguez, Davoli, Singh, Cha

Noes: None

Abstain: None

6. RECOMMEND THE AGENCY BOARD (1) AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT, AND RELATED DOCUMENTS FOR THE PROPERTY LOCATED AT 237 N. PARK AVENUE, FRESNO, CA 93701 (APN 459-232-04) OWNED BY VALLEY CAPITAL INVESTMENT, INC., AND 2) AUTHORIZE THE EXECUTIVE DIRECTOR TO TAKE ALL OTHER ACTIONS NECESSARY AND CONSISTENT WITH AGENCY BOARD APPROVAL. THE SUBJECT PROPERTY IS LOCATED IN THE LOWELL NEIGHBORHOOD WITHIN THE FREEWAY 99 GOLDEN STATE CORRIDOR REDEVELOPMENT PROJECT AREA.

John Raymond, Redevelopment Agency provided the report to Commissioners. Mr. Raymond provided background information on the project. The Agency is seeking authorization to acquire a 1,071 square foot, boarded up and abandoned single family home for a purchase price of \$25,000. The property does not meet the definition of abandoned for NSP purposes. The Agency intends to acquire and rehabilitate the property and resell the property to an eligible owner-occupied low or moderate income family. Vice Chair Rodriguez inquired about the location of the elementary school and the property.

Motion: Motion was made to recommend approval of item D6 by Commissioner Davoli

Second: Commissioner Singh seconded the motion.

Ayes: Cox, Rodriguez, Davoli, Singh, Cha

Noes: None

Abstain: None

7. RECOMMEND TO THE REDEVELOPMENT AGENCY BOARD THAT THE AGENCY AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE PURCHASE AND SALES AGREEMENT FOR THE PURCHASE OF 1.17 ACRES LOCATED AT THE SOUTHWEST CORNER OF SHIELDS AND WINERY AVENUE WITHIN THE AIRPORT AREA REVITALIZATION REDEVELOPMENT PROJECT AREA AND TO TAKE THE NECESSARY ACTIONS TO CLOSE ESCROW.

John Quiring, Redevelopment Agency provided the report to Commissioners. Mr. Quiring provided background information on the project. The property located at the Southwest corner of Shields and Winery Avenue, consists of two undeveloped parcels that have been vacant and a source of economic stagnation in the area of the airport for

many years. The property is adjacent to a row of vacant parcels currently owned by the airport that were acquired in recent years. Due to the proximity of the airport the parcels can no longer be redeveloped for residential use and must be converted to commercial or industrial use. The Airport and Agency will jointly market the properties for greatest economic use. The funding for the project has been identified and is available. Commissioner Singh inquired about the traffic problems. Mr. Quiring explained that curbs, gutters and street paving have never been completed on both sides of the intersection causing traffic congestion.

Motion: Motion was made to recommend approval of item D7 by Vice Chair Rodriguez

Second: Commissioner Davoli seconded the motion.

Ayes: Cox, Rodriguez, Davoli, Singh, Cha

Noes: None

Abstain: None

8. CONSIDER RECOMMENDING THAT THE COUNCIL AND REDEVELOPMENT AGENCY BOARD ADOPT A JOINT RESOLUTION MAKING CERTAIN FINDINGS PURSUANT TO SECTION 33445 OF THE COMMUNITY REDEVELOPMENT LAW, AND AUTHORIZING THE EXPENDITURE OF \$220,000 FOR THE INSTALLATION OF PUBLIC AND PRIVATE IMPROVEMENTS, INCLUDING PROPOSED BRANCH HOUSE SEWER CONNECTIONS (PUBLIC) AND ON SITE HOUSE CONNECTIONS (PRIVATE) TO 44 HOMES IN THE CORTLAND/FOUNTAIN WAY SEWER PROJECT, AND THAT SUCH INSTALLATION PROVIDES A BENEFIT TO THE HIGHWAY 99/GOLDEN STATE CORRIDOR REDEVELOPMENT PROJECT AREA

John Quiring, Redevelopment Agency provided the report to Commissioners. Mr. Quiring provided background information on the project. The City of Fresno has received \$999,500 of American Recovery Reinvestment Act (ARRA) Federal Stimulus funds for the construction of the Herndon Township and Cortland/Fountain Way Sewer Projects. The funds available are short of the full project scope to construct both sewer projects and all individual home sewer connections. Providing the supplemental funds to complete the project would allow the Department of Public Utilities to complete sewer service to 44 homes. Vice Chair Rodriguez inquired about funding for other neighborhoods in the same situation. Mr. Quiring explained that under the ARRA funding two neighborhoods were identified for funding.

Motion: Motion was made to recommend approval of item D8 by Commissioner Davoli

Second: Commissioner Singh seconded the motion.

Ayes: Cox, Rodriguez, Davoli, Singh, Cha

Noes: None

Abstain: None

E. INFORMATIONAL REPORTS

None

F. COMMISSIONERS' ITEMS

None

G. UNSCHEDULED ORAL COMMUNICATIONS

Claudia Cázares informed commissioners that City Manager, Andy Souza resigned from his position effective January 2010.

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **January 13, 2010.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:23 p.m.

Attest: Rogenia Cox, Chair

Attest: Claudia Cázares, Manager
Housing and Community Development